TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.8 (211.2) (301.1) to permit a front yard setback of (A) ft. instead of the required 18.75 ft. for an open carport. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1) Wife's medical problems (recently released from hospital) 2) To protect car from rusting (have had frequent problems with this due to rain and snow). 3) - Car will not fit under 18 ft. carport due to size of car. Need 25 ft. to sufficiently cover vehicle. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): (Vige or Print Name) (Type or Print Name) LOGAN for Petitioner: 3904 Wyatt Drive (Type or Print Name) Baltimore, Maryland 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Benjamin F. Logan Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this of \_\_\_\_September\_\_\_\_, 19\_83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of November 1983, at 9:30 o'clock BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS HARRY J. PISTEL, P. E. DIRECTOR October 19, 1983 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #73 (1983-1984) Property Owner: Benjamin F. Logan, et ux N/WS Wyatt Drive 97' N/E Marott Lane Acres: 45.5 X 110.27 District: 3rd Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject Baltimore County highway and utility improvements exist and are not directly

Development of this property through stripping, grading and stabilization could

result in a sediment pollution problem, damaging private and public holdings down-

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties. especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 74 (1983-1984).

facilities, would be the full responsibility of the Petitioner.

including the stripping of top soil.

RAM: EAM: FER: 55

NW 5 E Topo 78 Tax Map

20 NW 20 Pos. Sheet

stream of the property. A grading permit is, therefore, necessary for all grading,

71). Herran, III John W. Hessian, III BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon, Zoning Commissioner October 21, 1983 TO Office of Planning and Zoning FROM Ian H. Forrest Zoning Variance Items Meeting - September 13, 1983 The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items. Item # 66 - David R. McCracken Item # 69 - Ernest J. Lloyd, Jr., et ux Item # 73) - Benjamin F. Logan, et ux BUREAU OF ENVIRONMENTAL SERVICES IJF/fth

RE: PETITION FOR VARIANCE

Petitioners

Mr. Commissioner:

Peter Max Zimmerman Deputy People's Counsel

21207, Petitioners.

NW/S Wyatt Dr., 97' NE of

BENJAMIN F. LOGAN, et ux, : Case No. 84-129-A

::::::

ORDER TO ENTER APPEARANCE

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates who is may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Marott Lane, 3rd District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

John W. Hessian, III People's Counsel for Baltimore County

Rm. 223, Court House

I HEREBY CERTIFY that on this 1st day of November, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. Benjamin F. Logan, 3904 Wyatt Drive, Baltimore, MD

Towson, Maryland 21204 494-2188

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN

EVALUATION COMMENTS

Comments on Item #73 Zoning Advisory Committee Meeting are as follows:

NW/S Wyatt Drive 97' N/E Marott Lane

the required 18.75' for an open carport.

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

X B. A building/\_\_\_\_\_permit shall be required before beginning construction.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings sub-

C. Residential: Three sets of construction drawings are required to file a permit

application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

Variance to permit a front yard setback of 0' in lieu of

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

Mr. Arnold Jablon, Zoning Commissioner

Property Owner: Benjamin F. Logan, et ux

DIRECTOR

County Office Building Towson, Maryland 21204

Location: NW/S wyarexisting Zoning: D.R.5.5

Acres: 45.5 X 110.27

a professional seal.

The items checked below are applicable:

District:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 7, 1983

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodarí

Chairman MEMBERS

Department of Traffic Engineering State Roads Commission Health Department Project Planning Building Department Board of Education Zoning Administration

Mr. & Mrs. Benjamin F. Logan 3904 Wyatt Drive Baltimore, Maryland 21207 RE: Item No. 73 - Case No. 84-129-A

Dear Mr. & Mrs. Logan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Variance Petition

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, NICHOLAS B. COMMODARI

Petitioner - Benjamin F. Logan, et ux

Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 14, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, & 74 Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

With Link fettorich, Assistant

mitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Pursuant to the advertisement, posting of property, I public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would mountains result in practical difficulty and unreasonable hardship upcn the Petitioner(s) and the granting of the variance(s) requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance(f) should should should represent the granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2/2 day of November, 19 83, that the herein Petition for Variance(s) to permit a front yard setback of three (3) feet in lieu of the required 18.75 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Office of Planning and Zoning. Baltimore County// F03

LEGAL NOTICE CELTIFICATE OF PUBLICATION 49305 Fikesville, Mc., Oct. 26, 1983 TIFY, that the annexed advertisment n the NORTHWEST STAR, a weekly petition for Variance to permit a front yard setbeck of 9 ft. Instead of the re-quired 18.75 ft. for an open carport shed in Pikesville, Baltimore The Zoning regulation to be excepted as follows: Section 1802.3.8 (211.2.8.301.1) front yard setbeck for an open carport in a D.R. 5.5 before the 15th day of tation appearing on the ords of Baltimore County in plan

23.

Also known as 3904 Wyatt Drive.

Being the property of Benjamin F. Logan, et al.

Being the property of Benjamin F. Logan, et al.

Being the property of Benjamin F. Logan, et al.

Being the property of Benjamin F. Logan, et al.

Being the property of Benjamin F. Logan, et al.

Cay of Oct.

Cay of oct.

Cay of the sevent that this Petition is granted, all in the event that THE NORTHWEST STAR Cost of Advertisement 28.00

PETITION FOR VARIANCE BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 3rd Election District Beginning at a point on the northwest side of Wyatt Drive 97' northeast ZONING: Petition for Variance of Marott Lane and known as Lot #26, Section 3 of "Dalton" and recorded among Northwest side of Wyatt Drive, 97 ft. Northeast of Marott Lane LOCATION: ARNOLD JABLON ZONING COMMISSIONER the land records of Baltimore County in plat book 22 folio 123. DATE & TIME: Tuesday, November 15, 1983 at 9:30 A.M. Also known as 3904 Wyatt Drive PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing: Mr. & Mrs. Benjamin F. Logan 3904 Wyatt Drive Petition for Variance to permit a front yard setback of 0 ft. Baltimore, Maryland 21207 instead of the required 18.75 ft. for an open carport Re: Petition for Variance The Zoning Regulation to be excepted as follows: Section 1B02.3.B (211.2 & 301.1) - front yard setback for an open carport in a D.R. 5.5 zone All that parcel of land in the Third District of Baltimore County Dear Mr. Logani This is to advise you that \_\_\$54.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Being the property of Benjamin F. Logan, et ux, as shown on plat plan filed with BALTIMORE COUNTY, MARYLAND the Zoning Department. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 122966 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, DATE 11/7/83 ACCOUNT RATE R-01-615-000 entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. AMOUNT \$54.00 BY ORDER OF RECEIVED Benjamin F. Logan ARNOLD JABLON Advertising & Posting Case #84-129-A ZONING COMMISSIONER OF BALTIMORE COUNTY 6 031 \*\*\* \*\* 54001b F07%A VALIDATION OR SIGNATURE OF CASHIER October 2 1983 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Mr. & Mrs. Benjamin F. Logan INTER-OFFICE CORRESPONDENCE 3904 Wyatt Drive Baltimore, Maryland 21207 Arnold Jablon TO Zoning Commissioner October 24, 1983 ARNOLD JABLON ZONING COMMISSIONER NOTICE OF HEARING Re: Petition for Variance Norman E. Gerber, Director NW/S of Wyatt Dr., 97' NE of Marott Lane Office of Planning and Zoning Benjamin F. Logan, et ux - Petitioners Benjamin F. Logan, et ux Case No. 84-129-A SUBJECT\_\_\_84-129-A TIME: 9:30 A.M. This office is opposed to the granting of the subject variance. A carport in the proposed location would not be in keeping with the character DATE: Tuesday, November 15, 1983 Mr. and Mrs. Benjamin F. Logan of the neighborhood. 3904 Wyatt Drive PLACE: Room 106, County Office Building, 111 West Chesapeake Baltimore, Maryland 21207 Avenue, Towson, Maryland RE: Petition for Variance
NW/S of Wyatt Dr., 97' NE of Marott
St. - 3rd Election District
Benjamin F. Logan, et ux - Petitioners
NO. 84-129-A (Item No. 73) Director of Planning and Zoning NEG:JGH:cav Dear Mr. and Mrs. Logan: I have this date passed my Order in the above captioned matter in accordance with the attached. JĘÁN M.H. JUNG of Baltimore County Deputy Zoning Commissioner BALTIMORE COUNTY, MARYLAND JMHJ/mc No. 121593 OFFICE OF FINANCE - REVENUE DIVISION Attachments MISCELLANEOUS CASH RECEIPT cc: John W. Hessian, III, Esquire People's Counsel FOR File, fee to 1/on 73 logan C 026\*\*\*\*\*356016 \$060A VALIDATION OR SIGNATURE OF CASHIER

November 2, 1983

NW/S of Wyatt Dr., 97' NE

of Marott Lane

Case No. 84-129-A

Sincerely,

Zoning Commissioner

November 21, 1983

Very truly yours,

film Mil

CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE ZONTING: Petition for Variance
LOCATION: Northwest side of
Wyatt Drive, \$7 ft. Northeast of
Marout Lane
DATE & TIME: Tuesday, November 16, 1963 at 9:30 A.M.
PUBLIC HEARING: Room 106.
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland TOWSON, MD., \_\_\_\_\_\_October 27\_\_\_\_, 19\_83\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County will hold a public and published in Towson, Baltimore County, Md., Meeting County of one time \_\_\_xucressive wastsx before the \_\_l\_th\_\_\_\_ hearing:
Petition for Variance to permit a day of \_\_\_\_\_ November , 19 83/4, the first publication of the required 18.78 K. for an open carport.

The Zoning Regulation to be excepted as follows:
Section 1802.3 B (211.2 & 301.1)—front yard setback for an open carport in a D.R. 5.8 sone.

All that percel of land in the Third District of Baltimore County Beginning at a point on the northwest side of Wyatt Drive 97 northwest side of Wyatt Drive 97 northwest side of Wyatt Drive 97 northwest of Marott Lane and known as Lot #26, Section 3 of "Dalton" and recorded among the land recorde of Baltimore County in plat book 22 folio 428. appearing on the 27th day of \_\_\_\_October\_\_\_ L. Leank surestin folio 123.
Also known as 3904 Wyatt Drive
Being the property of Benjamin
F. Logan, et ux ,as shown on plat
plan filed with the Zoning Depart-Cost of Advertisement, \$\_\_2/.00 ment.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a state of the property of the p appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD JABLON,
Zoning Commissioner Zoning Commissioner of Baltimore County CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 84-129-A Towson, Maryland Date of Posting 16-28-83 District 3rd Number of Signs: \_ Mr. & Mrs. Benjamin F. Logan 3904 Wyatt Drive Baltimore, Md. 21207 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 13th day of \_\_September\_, 19 83

ARNOLD JABLON,

Benjamin F. Logan, et Received by:

Petitioner

Petitioner's Attorney

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee





